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productive, occupation to one which, being free from industrial and commercial complications, is also relatively unproductive. This reviewer, however, shares Dr. Henderson's conviction that industry-for-profit is today open to moral condemnation for its neglect of persons; and he has no disposition in the presence of an eloquent and prophetic expression of that conviction to drag in irrelevant statistical arguments. Perhaps some defender of the Scribes and Pharisees might have shown that there was technical inaccuracy in the well-known reference to the relative cleanliness of the outside and the inside of their platters. Let this volume be adversely criticised by those, if there are any such, who believe that there is no ethical basis for its arraignment of a society in which women and children are exploited for gain, in which socially created hardships and pitfalls abound; and in which easily removable obstacles to a prosperous and rational life remain for lack of the necessary good-will to remove them or of the necessary knowledge as to how to do it.

EDWARD T. DEVINE.

*Grundriss der Wohnungsfrage und Wohnungspolitik.* By EUGEN JAEGER. (M. Gladbach: Volksvereins-Verlag. 1911. Pp. 156. 1 m.)

Dr. Jaeger is best known by his *Die Wohnungsfrage* published in two volumes in 1902-1903. The *Grundriss* is a popular summary of the problem treated in the earlier work. It treats compactly the history of the problem from classical to modern times, and deals in turn with each of the current housing problems and the methods of improvement.

American works on housing deal almost exclusively with description of existing housing conditions, and their improvement through health ordinances and building codes. English works specialize on the erection of model tenements or cottages through philanthropic, municipal or coöperative action. But the German mind penetrates the housing problem to discover the economic and social laws that underlie existing urban conditions. Jaeger thus, after showing that the German people are increasingly an industrial people and concentrating in cities, measures the existing dwelling accommodation for urban workingmen. He asserts that in a normal real estate market, 3 per cent of the dwellings are empty, but that in German cities the percentage is often lower.

Available accommodation is most lacking for the poorest classes, and healthful dwellings are not obtainable by the majority.

From sources not always indicated the following laws are deduced: (1) the smaller the dwelling the more crowded it is; (2) the smaller the dwelling the more frequently do its inmates move; (3) the smaller the family income the larger is the percentage paid in rent; (4) the smaller (and usually also the worse) the dwelling, the higher is the rent paid per cubic meter or per room; (5) dwellings without kitchens are correspondingly dearer than dwellings with kitchens (from which is deduced that it is economically better for a family to rent a large dwelling and sublet single rooms, because by so doing they can get both larger and cheaper accommodation for themselves); (6) the smaller the dwellings the more frequent are damp rooms (artificially increased by the washing and drying of clothes in the tenement); (7) tuberculosis is directly proportional to the crowding of houses and to the crowding of individuals in the houses; (8) morbidity and mortality rates increase as dwellings become smaller and as dwellings are farther removed from the centre of the house (towards roof or cellar).

The *Mietcaserne* (tenements housing 10 or more families) are accounted for in the first instance not by the high price of land occasioned by industrial demand, but by the large size of lots, the broad and unnecessarily expensive streets and the building ordinances. But once this large tenement house has become the custom of the people it is possible everywhere and hence arises speculation in land and houses. Speculation in land would be killed by the single family house. Hence speculators use political influence to maintain high prices for land (and thereby to crowd population). The percentage of house owners constantly decreases. It is only 5 per cent in Berlin. Meanwhile the three-class electoral system of Prussia and Saxony requires that half the representatives shall be house owners—thus perpetuating speculation. The large tenement house costs more per dwelling than the single house, for though the costs of land, foundations, walls and roofs are shared by many dwellings, tenement building requires with each added story beyond the fifth a disproportionate cost for construction. In addition increased allowances must be made for size of courts, stronger walls, larger stairways, fireproofing, etc. Furthermore, the price of land increases in exact proportion to its

usage. Hence the large tenement is not only the worst form of residence but the most expensive.

The aim of housing reform is to secure for every family a private house with a garden. This must be promoted by the state. As the bottom of the housing problem is the land question, the state must stop land speculation. The state should have a housing department which would serve as an information bureau for house renters and maintain general control over the housing situation: building municipal houses, promoting private building of cottages by giving land, reducing taxes and street assessments, creating cheap loans and second mortgages for building of small houses—and especially by municipal purchase of suburban land to lease or sell under restriction that will prevent a rise in the price of the land. Promotion of industrial decentralization through cheap transit, garden cities and suburbs, coöperative building, the single tax and an imperial housing law complete Jaeger's program.

As a sketch of the entire range of housing problems this *Grundriss* is highly successful. It is succinct in statement, concise but strong in sustaining examples and balanced in presentation. In general, statements of principle are backed by well-chosen examples. Debatable propositions, such as the comparative unit cost of tenement versus cottage, cannot be treated in convincing detail in a work of this purpose. The lack of exact footnotes and of an index somewhat impairs the usefulness of the book. It is, however, a welcome and valuable summary of European theory and practice in the field of housing reform.

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JAMES FORD.

*Jahrbuch der Wohnungsreform, 1908-1910. Fünfter Jahrgang.*

Edited by DR. K. v. MANGOLDT. (Göttingen: Vandenhoeck und Ruprecht. 1911. Pp. 224. 2 m.)

This volume, published by the German association for housing reform, is a compact summary of the activities in Germany during the last few years along the lines of more and better housing facilities. In addition there are three articles dealing with special subjects: "The Housing Market in the Years 1908-1910"; "Greater Berlin," a study of the development of that city written by the editor, Dr. Mangoldt; and "The Exodus from the Rural Districts."